



## Building Control Charges

Effective from: 1st September 2019  
The Building Act 1984  
The Building Regulations 2010 (as amended)



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### Building Regulation Charges

Building Regulation Charges are established at a level that covers the cost of the service required for the level of works being undertaken. There are two methods used for calculating Building Control Charges; either Standard Charges or Individually Determined Charges.

Standard Charges have been set on the basis that the building works do not consist of / include innovative or high risk construction techniques or materials (details are available upon request from the authority) and the duration of the building work from commencement to completion is not expected to exceed 12 months. It is also assumed that all work is being carried out by a competent person or company. If work is not being carried out by a competent person or where additional inspections are required beyond the standard number of required visits then supplementary charges may be applicable.

### Standard Charges

The majority of domestic extensions, alterations and conversions fall within our Standard Charges as listed in Tables A, B and C.

### Individually Determined Charges

For any works not listed in Tables A, B or C, where there are multiple works or where the alterations exceed a cost of works value of £10,000, these works would be eligible for an Individually Determined Charges. Please contact Slough Building Control with details of the work being undertaken to allow us to provide you with a competitive Individually Determined Charge.

For commercial projects where the cost of the works proposed exceeds £10,000 please contact Slough Building Control with details of the work being undertaken to allow us to provide you with a competitive Individually Determined Charge.

### Regularisation Charges

The charge applicable to regularise unauthorised works. The total fee is calculated by taking the overall Building Notice Charge listed in Tables A, B or C and adding an additional 20%.

### Reversion Charges

The charge applicable where an application is return to the Local Authority from an Approved Inspector. The total fee is calculated by taking the overall Building Notice Charge listed in Tables A, B or C and adding an additional 20%. Where the works fall outside of those listed in Tables A, B and C, please contact Slough Building Control with details of the work being undertaken to allow us to provide you with a competitive Individually Determined Charge.

### Exemption from Charges

Where works are proposed to provide access, accommodation or facilities solely for the benefit of disabled person(s) who are in permanent residence in an existing dwelling, the client would be exempt from Building Control Charges. Please note that evidence to confirm the exemption of fees will be required.

**Payment**

Standard Charges for Full Plans, Building Notice, Regularisation and Reversion Applications must be paid on submission of the application. Where the fees have been determined by an Individually Determined Charge, the payment of the fees may be split into the component Plan Checking and Site Inspection fees at the discretion and agreement of Building Control. Payments can be made by cheque, postal order or debit/credit card over the telephone.

**Please note that generally Building Control charges are not refundable.**

## Standard Charges

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<b>TABLE A</b> Standard charges for the creation or conversion of a new dwelling up to 300m <sup>2</sup> in total floor area and not exceeding 3 storeys (including basement)			
Number of Dwellings	Full Plans Submission Total Fee includes Plan & Inspection Charge inc. VAT	Building Notices Submission Total Fee inc. VAT	Regularisation Total Fee
One	£858.00	£858.00	£1029.60
Any housing or flat development where more than one new dwelling is proposed	Individually Determined Charge		
Note: additional charges will apply if any electrical work is carried out NOT using a Part P electrician (see Table C)			

<b>TABLE B</b> Standard Charges for domestic buildings, extensions and alterations			
Proposed Works	Full Plans Submission Total Fee includes Plan & Inspection Charge inc. VAT	Building Notices Submission Total Fee inc. VAT	Regularisation Total Fee
<b>Single Storey Extension</b> (includes first floor extensions) – floor area not exceeding 40m <sup>2</sup> **	£660.00	£660.00	£792.00
<b>Single Storey Extension</b> (includes first floor extensions) – floor area exceeding 40m <sup>2</sup> , and under 100m <sup>2</sup> **	£726.00	£726.00	£871.20
<b>Two Storey (or part two storey) Extension</b> – floor area not exceeding 40m <sup>2</sup> **	£792.00	£792.00	£950.40
<b>Two Storey (or part two storey) Extension</b> – floor area exceeding 40m <sup>2</sup> and under 200m <sup>2</sup> **	£858.00	£858.00	£1029.60
<b>Loft Conversion</b> **	£726.00	£726.00	£871.20
Erection or extension of a single storey detached outbuilding ancillary in use to the main property – floor area not exceeding 100m <sup>2</sup>	£726.00	£726.00	£871.20
Erection or extension of a non exempt single storey garage or carport – floor area not exceeding 100m <sup>2</sup>	£429.00	£429.00	£514.80
<b>Domestic Garage Conversion</b> to habitable use – floor area not exceeding 60m <sup>2</sup>	£363.00	£363.00	£435.60
Installation of replacement glazing (non-competent person scheme) including windows, roof lights, roof windows, or glazed doors up to 20 units per dwelling.	£264.00	£264.00	£316.80
Installation of any ONE controlled fitting where the installation is NOT certified to an approved standard or is not installed by an approved installer	£264.00	£264.00	£316.80
Renovation of a thermal element to a single dwelling (cost of work not exceeding £2000) such as Re-roofing, re-cladding, Cavity fill insulation, etc.	£264.00	£264.00	£316.80

**TABLE C**

Standard Charges for other works (domestic or non-domestic)

Proposed Works	Full Plans Submission Total fee includes Plan & Inspection Charge inc. VAT	Building Notices Submission Total Fee inc. VAT	Regularisation Total Fee
<b>Additional Alterations</b> to an existing Building where the works are linked with elements listed in table B marked with ** where the estimated cost of work does not exceed £10,000	£210.00	£210.00	£252.00
Alterations to an existing building comprising of a Single element of work or controlled fitting and where the total estimated cost of work does not exceed £5,000	£363.00	£363.00	£435.60
Alterations to an existing building comprising of MULTIPLE elements of work or controlled fittings and where the total estimated cost of work is between £5,000 and £10,000	£429.00	£429.00	£514.80
Alterations to an existing building or controlled fittings and where the total estimated cost of work is over £10,000	Individually Determined Charge		
Electrical work undertaken where a Part P registered electrician is NOT USED (For all applications involving notifiable electrical work, and to avoid the additional charge, it is strongly recommended that a suitably qualified electrician is used)	Individually Determined Charge		

## Additional Services

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Hoarding and Scaffolding Licences		
	New Licence Covers 3 Months Total Fee inc. VAT	Renewal Covers 3 Months Total Fee inc. VAT
Domestic	£175.00	£135.00
Commercial	£290.00	£245.00

Demolition Notification	
Buildings to be demolished	Fee inc. VAT
One Building - Section 80 and 81 Building Act 1984 and County Notice	£310.00
More Than One Building - Section 80 and 81 Building Act 1984 and County Notice	Individually Determined Charge